

046.A

Map

0001

Block

0002.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 901,000 /

USE VALUE: 901,000 /

ASSESSed: 901,000 /

Total Card /

Total Parcel

901,000

901,000

901,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
143		WARREN ST, ARLINGTON	

OWNERSHIP

Owner 1:	EMERSON GEORGE P
Owner 2:	
Owner 3:	
Street 1:	143 WARREN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 2353 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7065																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	901,000			901,000
Total Card	0.000	901,000			901,000
Total Parcel	0.000	901,000			901,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		382.92	/Parcel: 382.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	901,000	0	.		901,000		Year end	12/23/2021
2021	102	FV	873,700	0	.		873,700		Year End Roll	12/10/2020
2020	102	FV	860,000	0	.		860,000	860,000	Year End Roll	12/18/2019
2019	102	FV	766,700	0	.		766,700	766,700	Year End Roll	1/3/2019
2018	102	FV	675,800	0	.		675,800	675,800	Year End Roll	12/20/2017
2017	102	FV	614,200	0	.		614,200	614,200	Year End Roll	1/3/2017
2016	102	FV	614,200	0	.		614,200	614,200	Year End	1/4/2016
2015	102	FV	556,900	0	.		556,900	556,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16627-140		12/1/1985		175,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	262	Redo Kit	19,000					Fire wall in kitch

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

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Owner 2:	
Owner 3:	
Street 1:	143 WARREN STREET
Street 2:	
Twn/City:	AR

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	1 - Wood Shingl	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	107 - 7065

RESIDENTIAL GRID																	
1st Res Grid		Desc: Line 1										# Units					
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals				RM	s: 9				BR	s: 5			Baths: 1			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	0
Totals			
1	9	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.09623885
Const Adj.:	1.009999999
Adj \$ / SQ:	337.696
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	944460
Depreciation:	43445
Depreciated Total:	901014

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0001-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,353	337.700	794,600	
Net Sketched Area:		2,353	Total:	794,600	
Size Ad	2353	Gross Area	2353	FinArea	2353

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

